

04-29415

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF MINNESOTA**

In Re:

Chapter 13 Case:
Case Number BKY 04-40280-RJK

Lori Lemke
David Lemke
Debtor(s)

**NOTICE OF HEARING AND MOTION
FOR RELIEF FROM STAY**

To: The Debtor and other entities specified in Local Rule 9013-3(a).

1. Argent Mortgage Company, LLC moves the Court for relief requested below and gives Notice of Hearing.
2. The Court will hold a Hearing on this motion at 2:00 p.m., on October 7, 2004, in Courtroom No. 8 West, at the United States Courthouse, at 300 South Fourth Street, Minneapolis, Minnesota.
3. Any response to this motion must be filed and delivered not later than October 4, 2004, which is three days before the time set for the hearing (excluding Saturdays, Sundays, and holidays), or filed and served by mail not later than September 28, 2004, which is seven days before the time set for the hearing (excluding Saturdays, Sundays and holidays). **UNLESS A RESPONSE OPPOSING THE MOTION IS TIMELY FILED, THE COURT MAY GRANT THE MOTION WITHOUT A HEARING.**
4. This court has jurisdiction over this motion pursuant to 28 U.S.C. §§157 and 1334, Bankruptcy Rule 5005 and Local Rule 1070-1. This proceeding is a core proceeding. The petition commencing this Chapter 13 case was filed on January 21, 2004. The case is now pending in this court.
5. This Motion arises under 11 U.S.C. §362 and Bankruptcy Rule 4001. This motion is filed under Bankruptcy Rule 9014 and Local Rules 9013-1 - 9019-1(d). Movant Requests Relief with respect to exempt property of the debtor subject to a lien.
6. On June 9, 2003, Lori Lemke made, executed and delivered to Argent Mortgage Company, LLC her Note (hereinafter referred to as the "Note"), in the original principal amount of \$126,000.00 bearing interest from the date thereof at the rate of 7.25% per annum until paid, payable in monthly installments of \$859.55 commencing on August 1, 2003 and on the first day of each and every calendar month thereafter until the principal and interest were fully paid. A copy of the Note is attached hereto as Exhibit "A" and made a part thereof by reference.

7. On June 9, 2003, to secure the payment of the Note, Lori Lemke executed and delivered to Argent Mortgage Company, LLC her Mortgage (hereinafter referred to as the "Mortgage"), mortgaging and conveying certain real estate in Hennepin County, Minnesota, legally described as follows:

Lot 7, Block 4, Chicago Avenue Park, Hennepin County, Minnesota. Situated in Hennepin County, Minnesota.

which property has an address of: 3824 Elliott Ave S, Minneapolis, MN 55407. The mortgage was filed for record in the office of the Recorder, County of Hennepin, on August 13, 2003, as Document No. 8131586. A copy of the mortgage is attached hereto as Exhibit "B" and made a part hereof by reference.

Ameriquist Mortgage Company is the servicer for said mortgage and is authorized to act on behalf of movant.

8. The debtors have filed a modified plan dated February 19, 2004, which was confirmed by subsequent Court Order. The plan provided, among other things that:

"5. Home Mortgages In Default [§1322(b)(5)] - The trustee will cure defaults on claims secured only by a security interest in real property that is the debtor's principal residence as follows. The debtor will maintain the regular payments which come due after that date the petition was filed. The creditors will retain their liens. The amounts of default are estimates only. The trustee will pay the actual amounts of default.

9. Notwithstanding the foregoing provisions of said plan, the debtors have not maintained current payments with respect to said note and mortgage, while this case is pending.

10. Debtors are in arrearage for monthly payments as shown below. The last payment received from Debtors was applied to the June, 2004 post-petition payment as that was the next payment due. Post-petition arrearage include the following:

3 payments @ \$859.55	\$2,578.65
3 late charges @ \$42.98	\$128.94
Property Inspections	\$60.00
Suspense Balance	-\$25.86
Attorneys Fees & Costs	\$700.00
TOTAL POST - PETITION	<u>\$3,441.73</u>

Through Debtors' failure to make current post-petition payments, amounts due and owing include the following:

Principal Balance	\$125,298.81
Interest	\$5,285.94
Escrow Shortage	\$520.00

Accumulated late fees	\$300.86
Property inspections	\$60.00
Suspense Balance	-\$25.86
Attorneys Fees & Costs	<u>\$1,160.00</u>
TOTAL	\$132,599.75

11. Debtors have claimed said mortgaged property as exempt pursuant to MSA 510.01, 510.02.

12. By reason of the foregoing, good cause exists to lift the automatic stay imposed by 11 USC section 362 to allow Movant to pursue its remedies under State Law.

13. **This is an attempt to collect a debt and any information obtained will be used for that purpose.** This notice is required by the provisions of the Fair Debt Collection Practices Act and does not imply that we are attempting to collect money from anyone who has discharged the debt under the Bankruptcy Laws of the United States.

Wherefore, Argent Mortgage Company, LLC moves the court:

1. For an Order granting creditor relief from the automatic stay of 11 USC section 362.
2. For such other and further relief as the Court finds just and proper.

Dated: 9-13-04.

Signed:/e/ NANCY A. NORDMEYER

SHAPIRO & NORDMEYER, L.L.P.
 Nancy A. Nordmeyer-121356
 Lawrence P. Zielke-152559
 Attorney for movant
 7300 Metro Boulevard #390
 Edina, MN 55439-2306
 (952) 831-4060

VERIFICATION

I, Solene Tran, the Bankruptcy Counselor of Ameriquest Mortgage Company, the authorized servicer for movant, the movant named in the foregoing notice of hearing and motion, declare under penalty of perjury that the foregoing is true and correct according to the best of my knowledge, information and belief.

Executed on: 9/8/04

Signed: Solene Tran

Ameriquest Mortgage Company
505 City Parkway West STE 100
Orange, CA 92868

ADJUSTABLE RATE NOTE (LIBOR Index - Rate Caps)

THIS NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE AND MY MONTHLY PAYMENT. THIS NOTE LIMITS THE AMOUNT MY INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE I MUST PAY. THIS LOAN HAS A PREPAYMENT PENALTY PROVISION.

June 9, 2003
Date

Hawthorne
City

NY
State

3824 ELLIOT AVE SO., MINNEAPOLIS, MN 55407
Property Address

1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. \$ 126,000.00 (this amount is called "principal"), plus interest, to the order of the Lender. The Lender is Argent Mortgage Company, LLC.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. INTEREST

Interest will be charged on unpaid principal until the full amount of principal has been paid. I will pay interest at a yearly rate of 7.250 %. This interest rate I will pay may change in accordance with Section 4 of this Note. The interest rate required by this Section 2 and Section 4 of this Note is the rate I will pay both before and after any default described in Section 7(B) of this Note.

3. PAYMENTS

(A) Time and Place of Payments

I will pay principal and interest by making payments every month.

I will make my monthly payments on the first day of each month beginning on August 1, 2003.

I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. My monthly payments will be applied to interest before principal. If, on, July 1, 2033, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date."

I will make my payments at: 505 City Parkway West, Suite 100, Orange, CA 92668

or at a different place if required by the Note Holder.

(B) Amount of My Initial Monthly Payments

Each of my initial monthly payments will be in the amount of U.S. \$ 859.55. This amount may change.

(C) Monthly Payment Changes

Changes in my monthly payment will reflect changes in the unpaid principal of my loan and in the interest rate that I must pay. The Note Holder will determine my new interest rate and the changed amount of my monthly payment in accordance with Section 4 of this Note.

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The interest rate I will pay may change on the first day of, July, 2005 and on that day every sixth month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the average of interbank offered rates for six-month U.S. dollar-denominated deposits in the London market ("LIBOR"), as published in The Wall Street Journal. The most recent Index figure available as of the date 45 days before the Change Date is called the "Current Index."

If at any point in time the Index is no longer available, the Note Holder will choose a new index that is based upon comparable information. The Note Holder will give me notice of this choice.

(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding six and one-half percentage point(s) (6.500%) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percent (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date. The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

Initials: W/O

2003 AUG 13 AM 9:32

8131586

AS DOCUMENT # 8131586 CO. REC.

Return to After Recording:
ALL-AMERICAN ESCROW & TITLE
103 West Main Street
Freeport, IL 61032

Pin: 11 028 24 21 0091
[Space Above This Line For Recording Data]

MORTGAGE

Return To:

Argent Mortgage Company, LLC
P.O. Box 14130
Grange, IL 92863-1530

Henn Co MRT
KAS \$ 158994
7/24/2003
Paid \$302.40

Recorded by
ALL-AMERICAN ESCROW & TITLE
File # 87546

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated June 9, 2003 together with all Riders to this document.

0048550180 - 9701

MINNESOTA Single Family/Female Miao/Freddie Mac UNIFORM INSTRUMENT

Form 3024 1/01

MINN-0(MIN) 10005

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Initials LL/DC

VMP MORTGAGE FORMS - (800) 921-7231

06/09/2003 12:02:35

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UNITED STATES BANKRUPTCY COURT

DISTRICT OF MINNESOTA

In Re:

Case Number BKY 04-40280-RJK
Chapter 13

Lori Lemke
David Lemke

Debtor(s)

MEMORANDUM OF LAW

Argent Mortgage Company, LLC ("Movant"), submits this memorandum of law in support of its motion for relief from the stay in the above-entitled matter.

FACTS

Movant holds a valid, duly perfected mortgage on real property owned by the Debtors. On the date this case was filed, the Debtor(s) were delinquent in respect of payments due under the note and mortgage. Since this case was filed, Debtor(s) are in arrears in the total amount of \$3,441.73.

ARGUMENT

1. Under Section 362(d)(1) of the Bankruptcy Code, relief from the automatic stay shall be granted upon request of a creditor "for cause, including the lack of adequate protection of an interest in property of such creditor." 11 U.S.C. Sec. 362 (d) (1). The Debtor(s) in this case have failed to make the payments required by the note and mortgage for a period of more than 2 months. Debtor(s) have not otherwise provided Movant with adequate protection of its interest in the property. Such circumstances constitute cause, within the meaning of Section 362 (d) (1), justifying relief from the stay. In Re Video East, Inc., 41 B. R. 176 (Bkrcty. E. D. Pa. 1984); In Re Frascatore, 33 B. R. 687 (Bkrcty. E. D. Pa. 1983).

2. Pursuant to Section 362 (d) (2) of the Bankruptcy Code, relief from the stay is also appropriate where Debtor(s) have no equity in the subject property and the property is not necessary to an effective reorganization. 11 U.S.C. Sec. 362 (d) (2). See, In Re Gellert, 55B.R. 970 (Bkrcty. D. N. H. 1983). In the present case the balance due Movant on the note and mortgage is \$132,599.75. [The property is encumbered by a secured lien in favor of the Hennepin County Treasurer in the approximate amount of \$623.00 and another secured lien in favor of Minneapolis Finance Department in the approximate amount of \$629.23.]

Accordingly, Movant is entitled to an order terminating the stay and authorizing it to foreclose its mortgage on the property.

Dated: 9-13-01.

Respectfully submitted,
SHAPIRO & NORDMEYER, L.L.P.

Signed: /e/ NANCY A. NORDMEYER
Nancy A. Nordmeyer-121356
Lawrence P. Zielke-152559
Attorney for Movant
7300 Metro Boulevard #390
Edina, MN 55439-2306
(952) 831-4060

SWORN CERTIFICATE OF SERVICE

STATE OF MINNESOTA)
) SS
COUNTY OF HENNEPIN)

I, **Stephanie Pilegaard** says that on September 13, 2004, I mailed copies of the annexed Memorandum of Law, Proposed Order for Relief from Stay, Notice of Hearing and Motion for Relief from Stay and Certificate of Service on the following interested parties at their last known address, by mailing to them, via first class mail, a copy thereof, enclosed in an envelope, postage prepaid and by depositing the same in the post office at Edina, Minnesota.

Lori Lemke
3824 Elliot Ave
Minneapolis, MN 55407

Lori Lemke
3824 Elliot Ave
Minneapolis, MN 55407

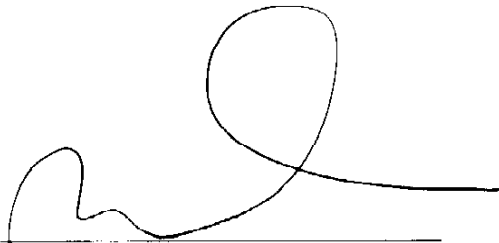
Gregory J. Wald, Esq.
3601 Minnesota Drive.
Edina, MN 55435

Jasmine Z. Keller, Trustee
12 South 6th Street, #310
Minneapolis, MN 55402

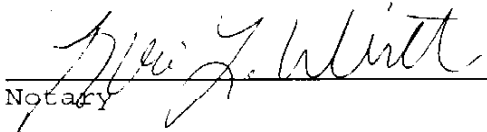
U.S. Trustee
1015 U.S. Courthouse
300 South 4th St.
Minneapolis, MN 55415

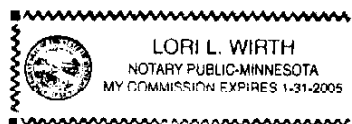
Hennepin County Treasurer
A-600 Government Center
Minneapolis, MN 55487-0060

Minneapolis Finance Dept.
Room 316 City Hall
350 S. 5th Street
Minneapolis, MN 55472-0018


Stephanie Pilegaard

Subscribed and sworn to before me September 13, 2004.


Notary



04-29415
0048550180

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF MINNESOTA**

In Re:

Case Number BKY 04-40280-RJK

Lori Lemke
David Lemke,

Debtor(s)

ORDER FOR RELIEF FROM STAY

The above-entitled matter came for hearing on October 7, 2004.

THIS CAUSE coming to be heard on the Motion of Argent Mortgage Company, LLC, a creditor in the proceeding, the Court having jurisdiction, due notice having been given, and the Court having been advised in the premises;

IT IS HEREBY ORDERED,

That the automatic stay heretofore entered in this case is modified to the extent necessary to allow Argent Mortgage Company, LLC, its successors and/or assigns, to foreclose the mortgage on the real property commonly known as:

Lot 7, Block 4, Chicago Avenue Park, Hennepin County, Minnesota. Situated in Hennepin County, Minnesota.

NOTWITHSTANDING Federal Rule of Bankruptcy Procedure 4001 (a)(3), this order is effective immediately.

Dated: _____

BY THE COURT:

Judge of Bankruptcy Court